



MOTIVATED SELLER

OFFERING SUMMARY

Sale Price:	\$1,875,000
Office Building SF:	5,200 +/- Square Feet
Lot Size:	1.45 +/- Acres
Parking Spaces:	49 Spaces
Parking Ratio:	9.42 spaces per 1000 SF
Zoning:	Commercial

FOR INFORMATION

BRIAN HUGHS, CCIM
Principal/Associate Broker

o | 770-988-6383
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135 Maple Street, NW
Gainesville, GA 30501

www.candler.com





PROPERTY HIGHLIGHTS

- **MOTIVATED SELLER!!!**
- Free standing office building available for sale
- 5,200 +/- square feet
- Built in 2019
- Building is currently being used for educational purposes
- Four large offices/classrooms, 2 small offices, two restrooms and break room
- 49 parking spaces with parking ratio of 9.42 / 1,000 SF
- All utilities available including sewer
- Additional pad site included to allow for expansion of existing office building or add warehouse space
- Located in the Fairgrounds Business Park
- Only 1 mile to I-985 at Exit 16
- Easy access to I-985 between Exit 14 and Exit 16

OFFICE BUILDING FOR SALE

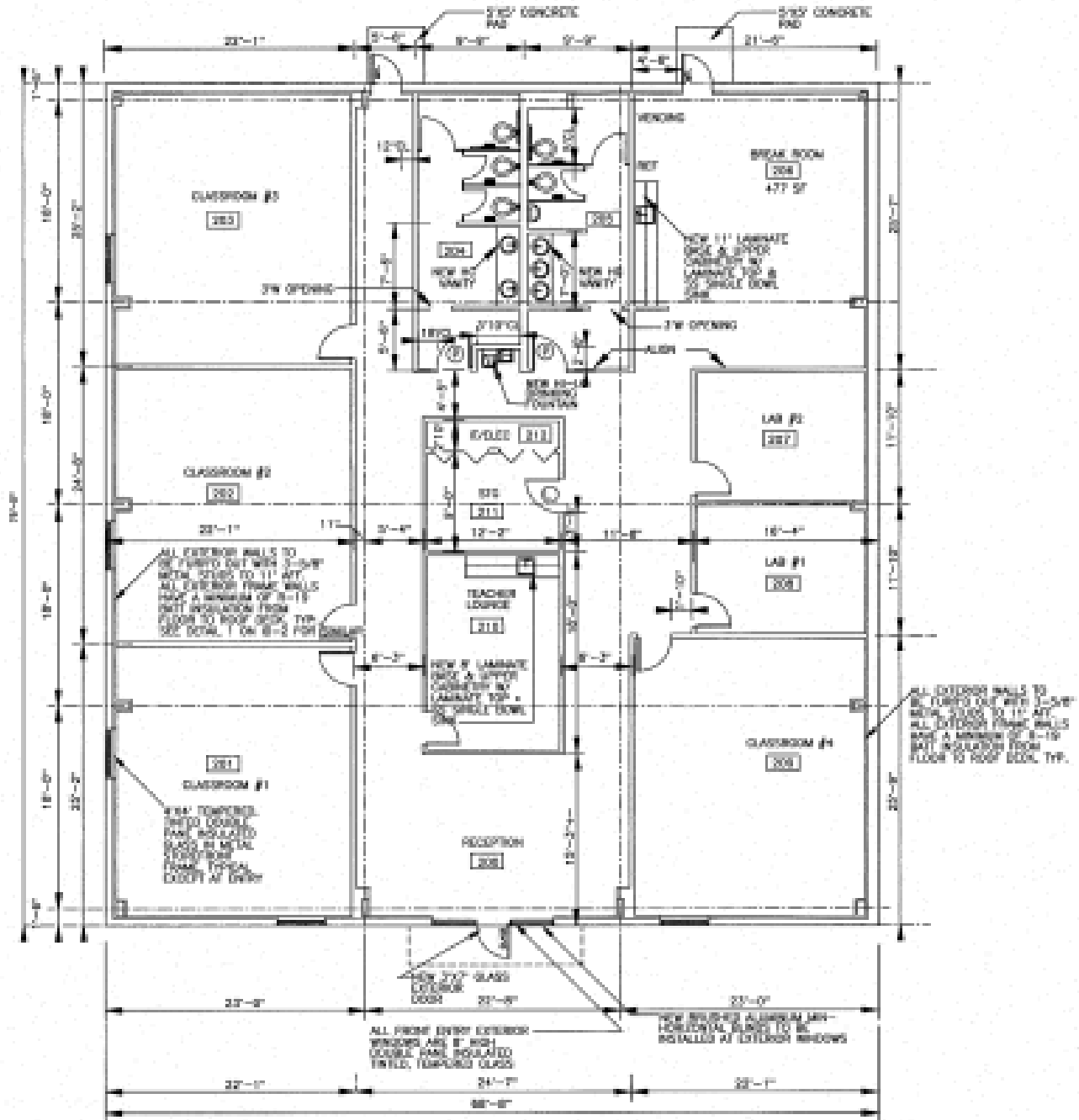
3632 Southland Drive | Flowery Branch, GA 30542



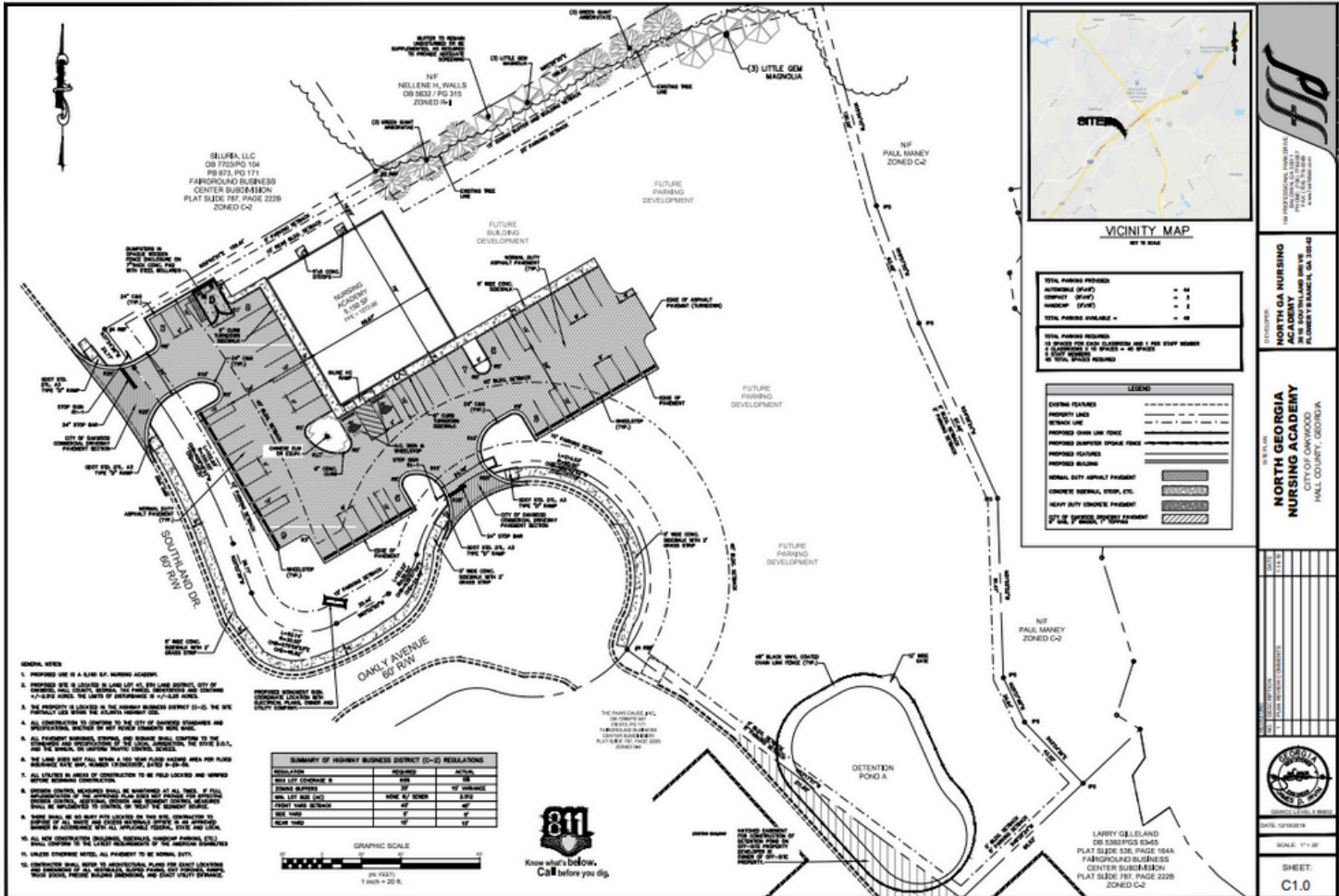




Floor Plan



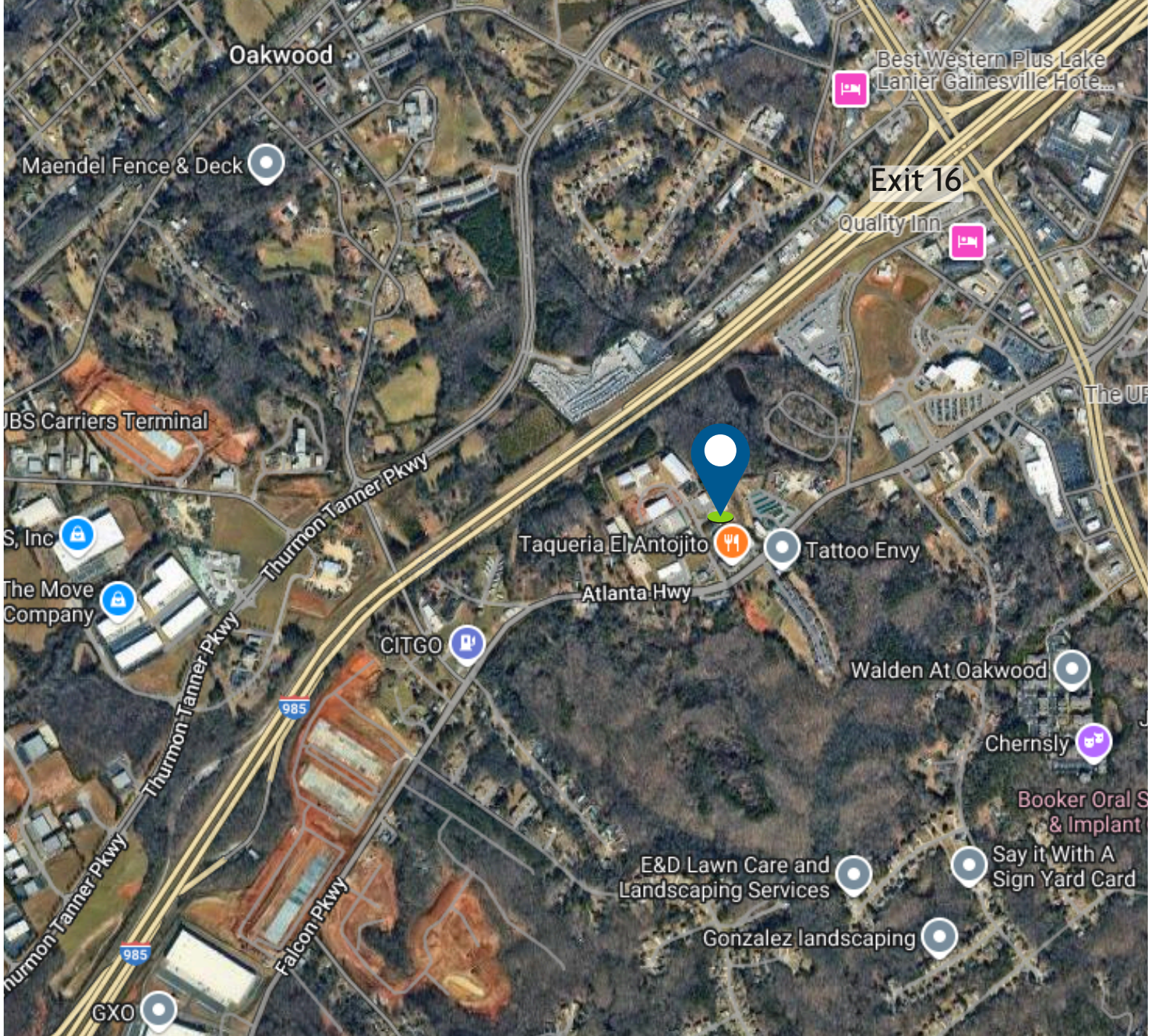
Site Plan




NORTH GEORGIA NURSING ACADEMY
 CITY OF OAKWOOD
 HALL COUNTY, GEORGIA

DATE: 10/10/2019
 SCALE: 1" = 30'
 SHEET: C1.0

MAP LOCATION





CANDLER

REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

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